

## ***Renovation of State Office Buildings***

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Since June 1993, the Legislature has authorized the Authority to proceed with various renovations of office buildings in Trenton. These projects, which are in varied phases of completion, are:

### ***Department of State - Cultural Campus Renovations (Phase 1) Project Cost: \$15,789,790***

The objective of this project was to renovate the former Education Building located at 225 West State Street in Trenton. The project was awarded for construction in June 1997. Demolition and renovation of the building's mechanical systems were completed in 1998. The Department of State moved into the building in late summer 1999 and a final Certificate of Occupancy was issued in September 2001.

In December 2002, a Notice to Cure was sent to the contractor to correct deficiencies outlined in the State's claim regarding the contractor's work. By August 2003, a Notice of Termination was issued to the contractor and its bonding company.

#### **Status as of December 31, 2003**

The contractor has not responded. The NJBA is seeking advice from the Attorney General's Office to determine appropriate action.

### ***Labor Building Renovations Project Cost: \$23,887,895***

The Labor Building renovations are two-fold. The first project, which was approved in June 1993, was to renovate the basement through the 4th floor. The renovations encompassed a variety of tasks including asbestos abatement, interior finishes and furnish-



ings and upgrades to the HVAC, plumbing, electrical, fire, alarm, security, telecommunication and elevator systems. Modifications incorporated barrier free access and satisfied Americans with Disabilities (ADA) requirements.

By 2001, the basement and first, second and fourth floor renovations were completed.

In January 2003, minor modifications to the third floor plans were made to satisfy code egress requirements. The project was advertised and awarded by April. When renovations were near completion in August, a Temporary Certificate of Occupancy was issued and Department of Labor staff occupied the third floor. At that time, additional modifications to the computer room and elevator upgrades were requested.

Focus then moved to repairing the building canopy. By October 2003, the project was awarded and demolition of existing concrete began in November.

#### Status at December 31, 2003

Canopy renovations progressed through December. The project will be suspended for the winter months, but will resume in the spring. There is no additional cost to the State for the delay.

#### ***Exterior Panel Replacement***

The objective of the second project was to remove the existing marble facade panels and replace them with new granite panels. This entire project was completed in January 2000.



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***Taxation Building Renovations***  
***Project Cost: \$6,513,297***

The objective of the project was to renovate the Taxation Building located at 50 Barrack Street in Trenton. The renovations included upgrading the building's air handler units, energy management system and fire and life-safety systems, and improving building access to meet the American's with Disabilities Act requirements.

The project was completed and closed out in 1998.

***Department of Transportation,  
Engineering and Operations Building  
Improvements***  
***Project Cost: \$8,625,000***

The objective of this project was to bring the existing HVAC systems up to code and to upgrade communication cabling throughout the building to meet industry standards for voice and data systems.

The HVAC improvement project was awarded in October 2000. Work began in November with most renovations completed by 2002. By February 2003, the dry system fire pump relocation was completed. Final inspections were delayed due to a minor mechanical malfunction in the system. The problem was rectified in May 2003. In September, inspectors raised concerns over masonry air shafts with regard to fire-rating.

**Status at December 31, 2003**

It was determined that exposed walls within the air shafts need to meet a one-hour fire rating. The contractor is scheduled to review the wall requirements with inspectors and make any necessary modifications.





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## ***Richard J. Hughes Justice Complex Renovations***

***Project Cost: \$21,000,000***

The objective of this project is to ensure that the integrity of the safety, HVAC, electrical, structural and all operational components of the facility are maintained. The original project included replacement of the Atrium glass and the roofing system and repairs to the first and second levels of the parking garage. These projects were awarded for design in 2001.

As initial renovations progressed, Scopes of Work for other improvements were added and will be completed as funding permits.

New projects include extensive renovations to the lobby including installation of safety film, the addition of entrance and exit vestibules and the replacement of the escalators and spline ceiling.

The security system will be upgraded and enhanced with a central monitoring system, Closed Circuit TV video equipment and card readers. Additional security measures include relocation of the guard booths, anti-ram barriers, roll-up doors, gate arms and stop lights.

Throughout the building, walls will be repaired and painted, and carpeting will be replaced as needed.

Remodeling of the Supreme Court will include the replacement of permanent seating and acoustical panels. New floor lighting strips will be installed and elevated platforms will be redesigned.

External renovations include refurbishing the loading dock area, replacing the snow melting system and resurfacing the parking areas. Plaza waterproofing and roofing on the north and west wings will be replaced.



The project includes a feasibility study for the design and construction of a 1200 car parking deck.

By July 2003, the roof replacement project was completed. Demolition to expose the waterproofing slab on the Plaza began in June. By August, waterproofing was installed and preliminary testing had begun. Work began on security upgrades in September and the new visitor management system was in place by December. The parking garage study was advertised in

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June 2003 and awarded in November.

Status as of December 31, 2003

The atrium glass has been replaced and the parking garage repairs are near completion. Construction of new vestibules began. Preliminary interviews were conducted with representatives from the Justice Complex, and the adjacent Departments of Health, Agriculture and Labor to collect the necessary statistics for the parking garage study.

***New Jersey State Museum  
Project Cost: \$14,100,000***

The objective of this project is to address the aging infrastructure of the New Jersey State Museum located in Trenton, to protect the health and safety of the State Museum's constituency and to secure its collections. The project includes enhancements to the HVAC, electrical and air conditioning systems, and renovation of the windows, walls, ceiling and roof.

The Scope of Work for design was completed in May 2003. The project was advertised in June and firms were asked to attend a mandatory site visit for briefing on the Scope of Work, scheduling and milestones.

By the end of October, the design contract was awarded.

Status as of December 2003

The project team presented three construction cost recommendations to the Quality Review Board. The QRB agreed to all necessary renovations to the mezzanine and penthouse levels and to the asbestos remediation. The QRB prioritized four add alternates to be bid with the project which include completion of the HVAC systems on the first floor and lower level, replacement of all the windows and doors, installation of a fire suppression system and an upgrade to the security system.

